



## Bathurst Gardens, Kensal Rise, London NW10 .| £750,000

- Guide price £750,000 - £775,000
- Wonderful three bedroom garden apartment
- Sold with the building freehold
- South facing garden

- Period features and bespoke wall installations
- Opportunity to extend (STPP)
- Moments to transport and College Road



"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Kate Brookfield x Vita Properties

present this wonderful three bedroom garden apartment in Kensal Rise NW10.

Sold with the full freehold of the property (consisting of one other leasehold apartment) this charming home offers light-filled spaces, period details and a beautiful south facing rear garden.

The property makes a striking first impression with wisteria arching over the porch area of the main front door to the building. Upon entering the apartment, to the front an airy and spacious living room with high ceilings, bay window, working period fireplace and alcove shelving.

The layout includes three well-proportioned double bedrooms and a modern bathroom. One of the bedrooms is enhanced with a bespoke birch plywood wall installation, incorporating a pull-out desk ideal for home working or study.

Additional benefits include a wide side return, offering excellent potential for extension (subject to planning permission), and a neatly covered shared storage area positioned at the end-of-terrace side return.

Perfectly positioned for quick access to Kensal Green station (Bakerloo Line and Overground services) and only a few moments walk to College Road, where you will find The Island pub (a firm local favourite), restaurants and brunch spots, coffees shops, art galleries and pilates studios.



Oliver Kent

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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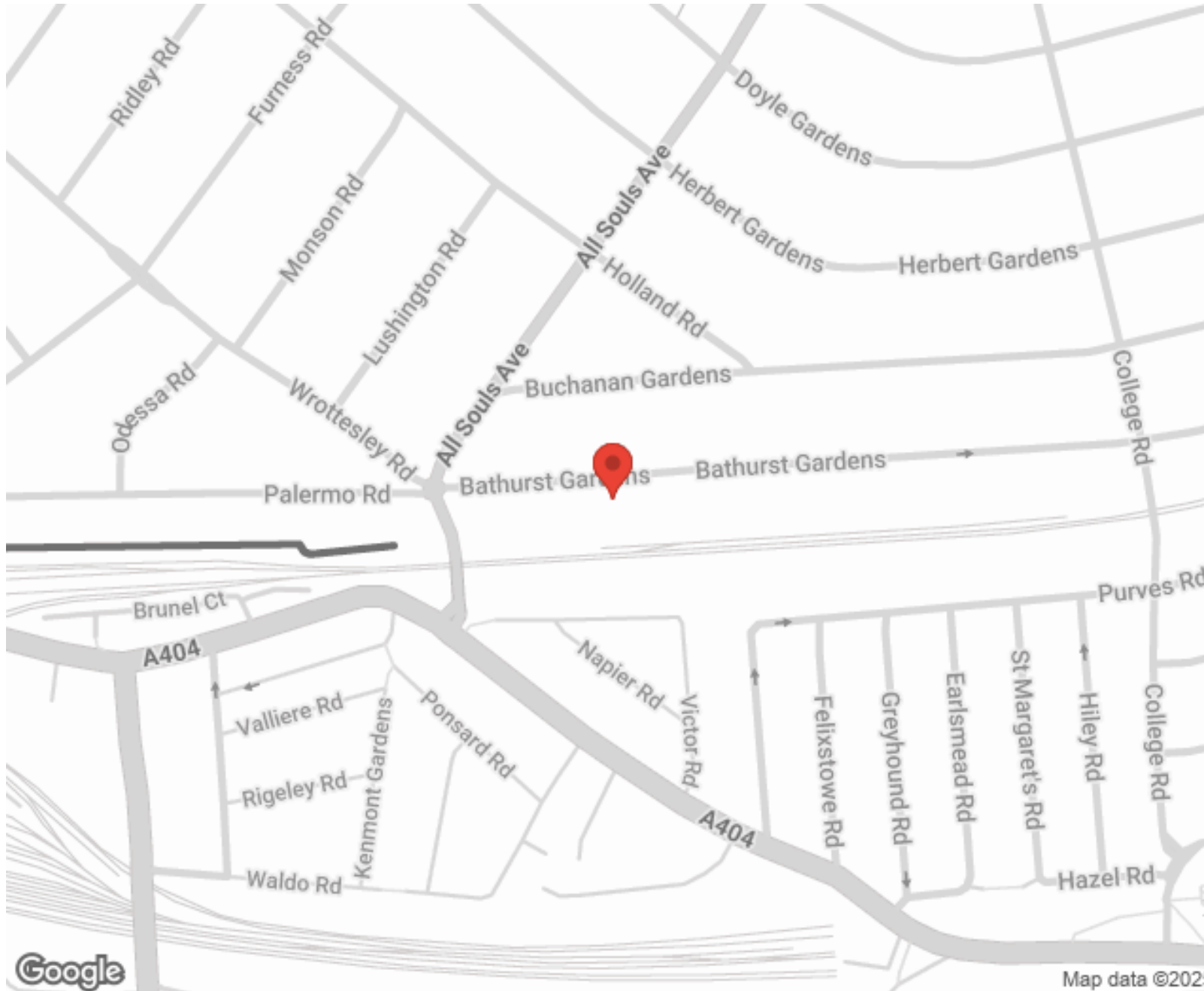


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"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"

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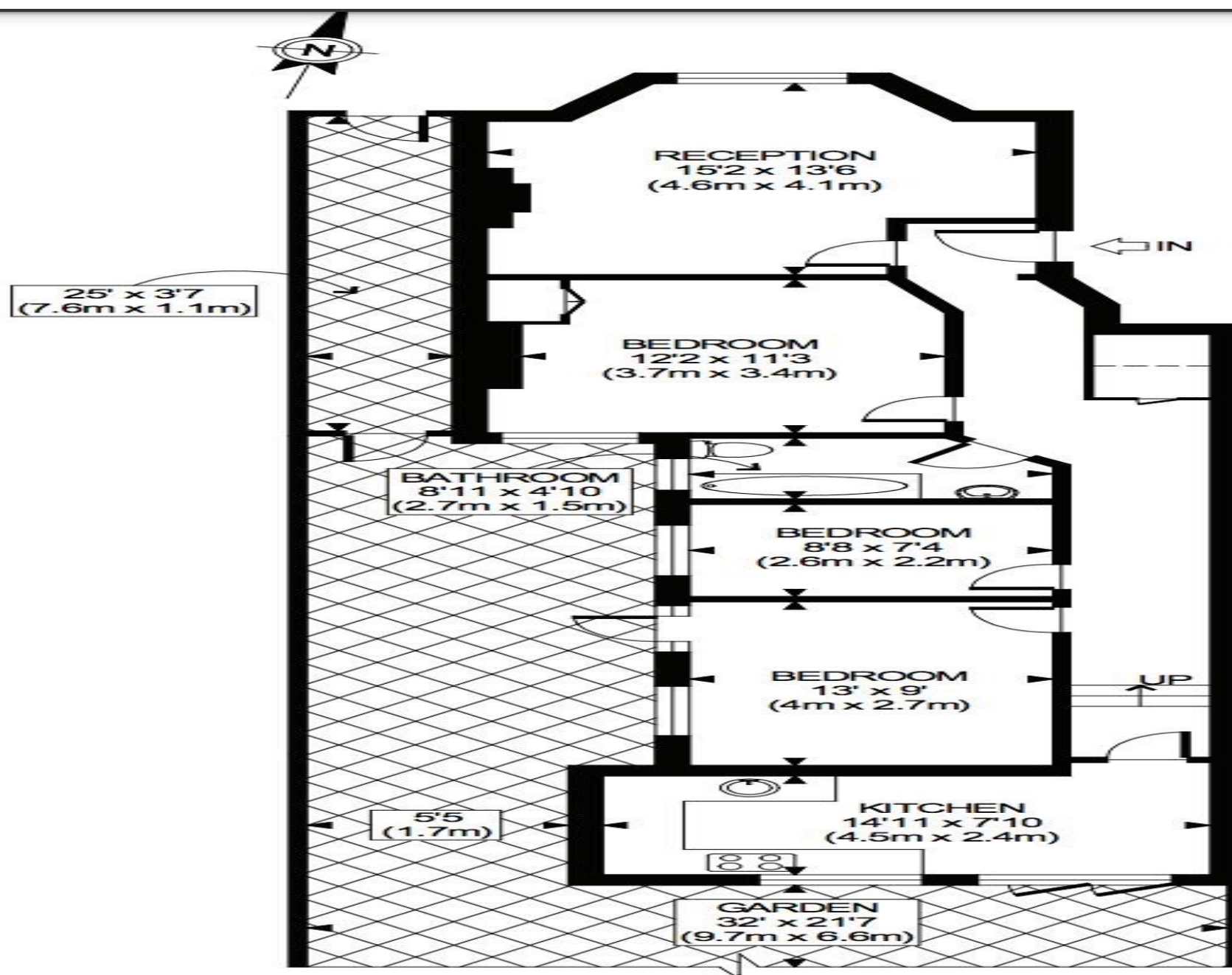
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 859 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 859 SQ FT / 80 SQM